

**DECISION
GRAFTON PLANNING BOARD**

**SPECIAL PERMIT (SP 2015-13) & SITE PLAN APPROVAL
Construct a Solar Electric Generating Facility**

**207 Providence Road, Grafton, MA
Clean Energy Collective (CEC) Solar #1056 LLC (Applicant)
Robert & Karen Kell (Owner)**

Approved January 11, 2016

DECISION CHECKLIST

Only those items requiring action are listed. See the Decision for the full set of conditions.

A. Standard Conditions

- _____ 7. This Special Permit and Site Plan Approval shall not take effect until the Decision has been recorded at the Worcester District Registry of Deeds (WDRD) and provided the Planning Board and the Building Department with a copy of such recording, including the WDRD Book and Page Number and/or Instrument Number.

B. Conditions to be Met Prior to the Start of Construction

- _____ 1. Prior to the issuance of the a building permit, the Applicant shall submit a final plan set to be reviewed and approved by the Planning Board or its Agent to include:
- a. The Conditions set forth in this Decision shall be inscribed on a sheet of the Plans suitable for recording at the Worcester District Registry of Deeds.
 - b. Revised drawing and details to reflect changes to the fencing material and visual screening / landscaping plan as agreed upon during the public hearing (see FINDING #F8). All changes shall be approved in advance
 - Additional trees on the northeastern side of the site for better screening
 - Fencing along the northern portion of the site will be black vinyl coated
 - Horizontal cross bars for the fence will be removed
 - c. Additional details shall be added to include the requirement to provide the site access gates with an emergency access system preferred by the Grafton Fire Department, typically in the form of Knox Boxes. The Applicant shall coordinate with the Fire Department in advance of revising the plan set to ensure they comply with Town standards and requirements. The Applicant shall receive written approval from the Fire Department that the Applicant has satisfied their requirements. A copy of the written approval shall be submitted to the Planning Board.
 - d. Additional details shall be added to require that site fencing is to be clearly and adequately posted with “No Trespassing” signage. The Applicant will submit a “No Trespass” letter to the Grafton Police Department.

- _____ 2. Prior to the commencement of work, the Planning Board shall be provided with the following:
 - a. Five (5) full size, 24” x 36”, endorsed and recorded plan sets, one of which shall be sent directly to the Town’s peer review consulting engineer.
 - b. An electronic copy of the endorsed and recorded plan set. The electronic copy shall be in a “PDF” compatible format.
- _____ 3. The Applicant shall provide the Planning Board with written documentation from National Grid granting the Applicant the necessary permissions to cross their easement area for the purposes of construction and post construction maintenance of the site.
- _____ 4. The Applicant will not commence construction of the solar facilities until the roadway has been completed to the satisfaction of the Town in order to ensure that emergency access requirements are met. The Applicant is responsible for maintaining the access roadway in accordance with Condition #D2 at all times.

C. Conditions to be Met During Construction

- _____ 1. All trees identified on the approved plan as revised in accordance with this Decision shall be staked and the locations shall inspected by the Town Planner prior to installation. Locations may be amended in the field with the approval of the Town Planner.
- _____ 2. Hours of construction and earthwork proposed shall only occur Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays from 8:00 a.m. and 5:00 p.m. There shall be no construction activity on Sundays or state and federal holidays.
- _____ 3. All construction period storage and parking shall be on-site and shall not impede traffic along Providence Road at any time.

D. Conditions to be Met After Construction

- _____ 1. The Applicant and / or future Operators or their assigns shall ensure that the landscaping is maintained for the life of the permit. In order to ensure a healthy landscape screening and buffering plan as discussed and agreed upon during the public hearing the Applicant will adhere to the following:
 - Ensure that the plant material is maintained properly especially during the first three years after installation.
 - Replace any plant material that fail to thrive either through death or disease in a timely manner. Replacement material shall be in kind. Any change in plant material must be approved by the Board or its Agent.
 - Regular Inspections – the Planning Board or its Agent reserves the right to inspect the site, with particular attention to the landscaping, to ensure continued compliance with this Special Permit and Site Plan Approval.

- Maintain the landscaping and fencing in perpetuity regardless of ownership of the site or management of the facility.

_____ 2. The access road, gate and security facilities shall be maintained at all times to the satisfaction of the Grafton Fire and Grafton Police departments to ensure that emergency service providers will have adequate access and maneuverability at all times. The emergency access road must be and remain a minimum width of 20 feet as shown on the plans (see EXHIBIT #14). The access road will be maintained at all times to ensure proper emergency service access including but not limited to snow removal and to ensure that emergency vehicles can travel completely around the back of the solar farm at all times.